



**WORK/STUDY AGENDA
SPRINGVILLE CITY COUNCIL MEETING
FEBRUARY 02, 2016 AT 5:15 P.M.**

City Council Chambers
110 South Main Street
Springville, Utah 84663

**CALL TO ORDER- 5:15 P.M.
COUNCIL BUSINESS**

1. Calendar

- February 04 – Budget Retreat 12:00 p.m.
- February 09 – Work/Study Meeting 5:15 p.m.
- February 15 – President’s Day (City Offices Closed)
- February 16 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.
- March 01 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.
- March 09 – Work/Study Meeting 5:15 p.m.
- March 13 – Daylight Savings (spring forward one hour)
- March 15 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.

2. **DISCUSSION ON THIS EVENING’S REGULAR MEETING AGENDA ITEMS**

- a) Invocation – Councilmember Child
- b) Pledge of Allegiance – Councilmember Creer
- c) Consent Agenda
 - 1. Approval of City purchase orders required to be signed per Springville City Purchasing Code.
 - 2. Approval of Minutes for the January 05, 2016 City Council meetings
 - 3. Approval of the Final Plan for the Quail Valley Subdivision, Plats A & B, located in the area of 300 North 1500 West in the R1-8 and R1-10 Single-Family Residential and WF-1 Westfield Overlay Zones – Fred Aegerter, Community Development Director

3. **DISCUSSIONS/PRESENTATIONS**

- a) Aquatics and Activities Center Update – Troy Fitzgerald, City Administrator
- b) Discussion regarding City owned properties – John Penrod, Assistant City Administrator/City Attorney
- c) Frontage Road Redevelopment Plan Area – John Penrod, Assistant City Administrator/City Attorney
- d) Tintic Industrial Lead Realignment Project and the Provo Sub-Track Consolidation – Brad Stapley, Public Works Director

CERTIFICATE OF POSTING

The undersigned duly appointed City Recorder of Springville City, does hereby certify that the above notice and agenda was posted within the Springville City limits on January 29, 2016 at Springville City Hall, on the City Hall Notice Board, on the Springville City website at www.springville.org/agendasminutes on the Utah Public Notice Website at <http://www.utah.gov/pmn/index.html> and provided to at least one newspaper of general circulation within the geographic jurisdiction of the public body
/s/ Kim Rayburn, City Recorder

In compliance with the Americans with Disabilities Act, the City will make reasonable accommodations to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the City Recorder at (801) 489-2700 at least three business days prior to the meeting.

e) Training – Fred Aegerter, Community Development Director

4. MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS

5. CLOSED SESSION

The Springville City Council may temporarily recess the regular meeting and convene in a closed session to discuss pending or reasonably imminent litigation, and the purchase, exchange, or lease of real property, as provided by Utah Code Annotated §52-4-205

ADJOURNMENT

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**REGULAR AGENDA
SPRINGVILLE CITY COUNCIL MEETING
FEBRUARY 02, 2016 AT 7:00 P.M.**
City Council Chambers
110 South Main Street
Springville, Utah 84663

CALL TO ORDER

INVOCATION AND PLEDGE

APPROVAL OF THE MEETING'S AGENDA

MAYOR'S COMMENTS

PUBLIC COMMENT: *Audience members may bring any item not on the agenda to the Mayor and Council's attention. Please complete and submit a "Request to Speak" form. Comments will be limited to two or three minutes, at the discretion of the Mayor. State Law prohibits the Council from acting on items that do not appear on the agenda.*

CONSENT AGENDA*

1. Approval of City purchase orders required to be signed per Springville City Purchasing Code.
2. Approval of Minutes for the January 05, 2016 City Council meetings
3. Approval of the Final Plan for the Quail Valley Subdivision, Plats A & B, located in the area of 300 North 1500 West in the R1-8 and R1-10 Single-Family Residential and WF-1 Westfield Overlay Zones – Fred Aegerter, Community Development Director

REGULAR AGENDA

4. Consideration of a bid award for the installation of the Pressurized Irrigation Meter and Meter Assembly project to the lowest responsible bidder Johnston and Philips, in the amount of \$219,995.00 – Shawn Barker, Water Superintendent
5. Consideration of a Power Line Easement to Sothern Utah Valley Power Systems for relocation of an existing 46KV transmission line – Leon Fredrickson, Power Director
6. Consideration of entering into an Interlocal Agreement with Mapleton City to allow a Mapleton resident at 1939 West 800 North, Mapleton to continue to sewer into Springville's Sewer System – John Penrod, Assistant City Administrator/City Attorney

MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS

CLOSED SESSION

7. *The Springville City Council may temporarily recess the regular meeting and convene in a closed session to discuss pending or reasonably imminent litigation, and the purchase, exchange, or lease of real property, as provided by Utah Code Annotated §52-4-205*

ADJOURNMENT

This meeting was noticed in compliance with Utah Code 52-4-202 on January 29, 2016. Agendas and minutes are accessible through the Springville City website at www.springville.org/agendasminutes. Council Meeting agendas are available through the Utah Public Meeting Notice website at <http://www.utah.gov/pmn/index.html>. Email subscriptions to Utah Public Meeting Notices are available through their website. s/s - Kim Rayburn, City Recorder

In compliance with the Americans with Disabilities Act, the City will make reasonable accommodations to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the City Recorder at (801) 489-2700 at least three business days prior to the meeting.

*The Consent Agenda consists of items that are administrative actions where no additional discussion is needed. When approved, the recommendations in the staff reports become the action of the Council. The Agenda provides an opportunity for public comment. If after the public comment the Council removes an item from the consent agenda for discussion, the item will keep its agenda number and will be added to the regular agenda for discussion, unless placed otherwise by the Council.



MINUTES OF THE WORK/STUDY MEETING OF THE SPRINGVILLE CITY COUNCIL HELD
ON TUESDAY, JANUARY 05, 2016 AT 6:00 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN
STREET, SPRINGVILLE, UTAH.

Mayor Wilford W. Clyde presided. In addition to Mayor Clyde, the following were present:
Councilmember Rick Child, Councilmember Craig Conover, Councilmember Christopher Creer,
Councilmember Jason Miller, Councilmember Chris Sorensen, City Administrator Troy Fitzgerald,
Assistant City Administrator/City Attorney John Penrod, Assistant City Administrator/Finance Director
Bruce Riddle and City Recorder Kim Rayburn.

Also present were: Public Safety Director Scott Finlayson, Administrative Services Manager
Rod Oldroyd, Buildings and Grounds Director Alex Roylance, Golf Pro Craig Norman, Public Works
Director Brad Stapley, Recreation Director Corey Merideth, Library Director Pam Vaughn and Museum
of Art Director Dr. Rita Wright.

OATH OF OFFICE CEREMONY – 5:30 P.M.

*Judge Sherlynn Fenstermaker administered the Oath of Office to the newly-elected officials:
Richard Child, Christopher Creer and Jason Miller. There was a reception for families, friends,
and interested persons directly after the ceremony.*

Mayor Clyde welcomed everyone. He explained that the Oath of Office Ceremony is usually
held at 12 noon on the first Monday of January, but it was felt that it would be easier for family and
friends to attend if the ceremony was held after work. Mayor Clyde commented the schedule would be
to have the swearing in now, adjourn for cookies and punch, and then reconvene at 6:00 p.m. for the
Work/Study Meeting. Mayor Clyde asked if the new Councilmembers had any comments to make. They
had none. He introduced Judge Sherlynn Fenstermaker to administer the Oath of Office.

The newly elected officials were sworn in. Mayor Clyde introduced the Public Safety Director
Scott Finlayson, Treasurer Doris Weight and City Recorder Kim Rayburn to receive the Oath of Office.
Judge Sherlynn Fenstermaker administered the Oath of Office. The gathering was then adjourned
temporarily.

CALL TO ORDER

Mayor Clyde welcomed everyone and called the Work/Study meeting to order at 6:00 p.m.

COUNCIL BUSINESS

1) Calendar

- January 12 – No Work/Study Meeting, Special Council Meeting – Tour of the Provo City
LDS Temple
- January 18 – Human Rights Day (Martin Luther King Jr. Day), City Offices Closed
- January 19 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.

- January 23 – Newly Elected Officials Training – Provo City Offices 8:00 a.m.
- January 27 – 2016 ULCT Local Officials Day at the Legislature – Utah State Capitol 8:00 a.m., registration deadline January 22, 2016
- January 28 – Budget Retreat – City Multi-Purpose Room 1:00 p.m.
- February 02 – Work/Study Meeting 5:15 p.m., City Council Meeting 7:00 p.m.

Mayor Clyde asked if there were any questions or additions to the calendar.

Councilmember Sorensen asked if there was a list of potential conferences for Council Members to attend.

Mayor Clyde stated he had a conflict for the January 28, 2016 Budget Retreat and asked if another date would be available. It was decided the Budget Retreat would be held on February 4, 2016 from 1:00 p.m. until 5:00 p.m. and may possibly start earlier.

2) Discussion on this evening’s Regular Meeting agenda items

a) Invocation – Councilmember Sorensen

b) Pledge of Allegiance – Councilmember Conover

c) Consent Agenda

1. Approval of City purchase orders required to be signed per Springville City Purchasing Code.

2. Approval of Minutes for the April 28, May 05, May 12, May 19, June 09, October 13, November 10 and December 08, 2015 Work/Study meetings.

Mayor Clyde asked if there was any discussion on tonight’s consent agenda.

Councilmember Sorensen stated he had visited with a person interested in the subdivision item on tonight’s regular meeting and encouraged them to attend the meeting.

Mayor Clyde announced item #5 on the Consent Agenda, discussion of a Construction Management/General Contractor for the Aquatic and Activities Center would be postponed in order for the Architect to gather more information.

Mayor Clyde confirmed he would be able to attend the Economic Advisory meeting on January 12, 2016.

New Councilmember Jason Miller works in Salt Lake City and asked of the possibility to have work sessions start a few minutes later. Mayor Clyde and Council discussed the option. Mayor Clyde expressed it has been useful to have the time in work sessions to discuss issues. He explained the Directors meeting on the second Tuesday of the month should stay with the 5:15 p.m. time in order for Directors and Councilmembers to attend the Planning Commission meetings and Economic Development Committee meetings the same evening. Mayor Clyde stated he would think about changing the time to 5:30 p.m. for first and third Tuesday meeting and to give him a couple weeks.

3) **DISCUSSIONS/PRESENTATIONS**

a) **Citizen Survey Review** – Troy Fitzgerald, City Administrator

City Administrator Fitzgerald reviewed the recent city survey that was mailed to Springville citizens. He noted the only cost for the survey to the City was for data entry costs and postage. He encouraged the Council to ask questions and state if they would like more data.

Administrator Fitzgerald explained 51% of citizens responded, while some data breaks information down by neighborhood. Overall citizens responded they are pleased with the direction of the City and feel taxes are a minor problem.

84 In the survey, recreation for families was discussed, as well as safety from violent crimes.
85 Citizens responded as feeling safe overall. Quality of service received and improving service levels at all
86 facilities was included. Councilmember Sorensen asked why the Golf Course and Art Museum were not
87 included in this item. Administrator Fitzgerald replied, because of limited space they were not included,
88 but, they can make adjustments for the next survey.

89 Administrator Fitzgerald reported a portion of the items requested from citizens were; offer new
90 programs, wanting a new recreation center, free recycling, requesting more grocery stores, bring back
91 drive in movies, and the list goes on from individuals.

92 Administrator Fitzgerald reviewed the rating of city services with a cross tabulation of what
93 people perceive and ran it against those that actually participate with the service. The result came out as
94 good. The trash and weed control survey says the City is not doing a good job and there is a need to step
95 up nuisance enforcement.

96 Councilmember Child expressed the cemetery improved from 2011 to 2013 and down a small
97 amount in 2015. Administrator Fitzgerald replied some of that could be a new fence was installed and
98 there were a couple of changes in sextons.

99 Administrator Fitzgerald explained 5000 citizens moved up two levels on the survey, stating the
100 City provides good service. He expounded on how the survey shows the effect on various sections of the
101 City and noted there is positive movement in safety for some areas while others show movement
102 towards unsafe and asked the Public Safety Department to review the information. He stated
103 approximately 95% of new residents on the west side of town feel safe. New streets lights have helped
104 in some areas, however, the Camelot area dropped dramatically to feeling unsafe. Administrator
105 Fitzgerald explained he and staff will look into this area further.

106 Administrator Fitzgerald illustrated the net promoter score as more of a business metric by
107 giving a quick measure of customer loyalty and products citizen love, and stated in 2015 the net
108 promoter score showed a positive. Councilmember Sorensen asked what if not everyone has the product.
109 Administrator Fitzgerald replied the survey asks those that use the City or product what is their
110 response.

111 Administrator Fitzgerald reported on the emergency preparedness side of the survey and how
112 many citizens feel they are prepared. He explained 2/3 do not think they can survive 72 hours in an
113 emergency. However, citizens are saying to reduce speed and promote recycling. In regards to the City
114 preparing for emergencies, citizens feel the City is doing a good job.

115 In closing Administrator Fitzgerald asserted 20% of citizens wrote down; bring new business to
116 the City. He explained in the upcoming budget retreat staff will discuss the priority for spending.

117 Councilmember Sorensen asked, what sticks out as the number one problem. Administrator
118 Fitzgerald replied citizens are asking for new business; however there is not one issue that says they are
119 clamoring for results.

120 Mayor Clyde stated we need to discuss further how we can improve.

121 b) **Training** – John Penrod, Assistant City Administrator/City Attorney

122 City Attorney Penrod provided information regarding Emergency Interim Succession. He
123 reviewed the City Code regarding emergency interim succession and the State code requirements and
124 how an office is defined. Councilmember Sorensen expressed it would be good to get with the flow of
125 the State. Attorney Penrod reported he would bring back to the Council an Ordinance regarding
126 Emergency Interim Succession for the council to review.

128 4) **MAYOR, COUNCIL, AND ADMINISTRATIVE REPORTS**

Mayor Clyde asked for any other comments. There was none.

130

5) **CLOSED SESSION**

132 *The Springville City Council may temporarily recess the regular meeting and convene in a*
134 *closed session to discuss pending or reasonably imminent litigation, and the purchase,*
134 *exchange, or lease of real property, as provided by Utah Code Annotated §52-4-205*

There was no Closed Session.

136

ADJOURNMENT

138 COUNCILMEMBER CHILD MOVED TO ADJOURN THE WORK/STUDY MEETING OF
140 THE SPRINGVILLE CITY COUNCIL AT 6:58 P.M. COUNCILMEMBER CONOVER SECONDED
140 THE MOTION, ALL VOTED AYE.

142



MINUTES OF THE REGULAR MEETING OF THE SPRINGVILLE CITY COUNCIL HELD ON
TUESDAY, JANUARY 05, 2016, AT 7:00 P.M. AT THE CIVIC CENTER, 110 SOUTH MAIN
STREET, SPRINGVILLE, UTAH.

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Assistant City Administrator/City Attorney John Penrod, Assistant City Administrator/Finance Director
Bruce Riddle and City Recorder Kim Rayburn.

Also present were: Public Safety Director Scott Finlayson, Administrative Services Manager
Rod Oldroyd, Buildings and Grounds Director Alex Roylance, Public Works Director Brad Stapley,
Community Development Director Fred Aegerter, Recreation Director Corey Merideth, Power Director
Leon Fredrickson, Library Director Pam Vaughn, Museum of Art Director Dr. Rita Wright and Cris
Child Airport Manager

CALL TO ORDER

Mayor Clyde welcomed everyone and called the meeting to order at 7:01 p.m.

INVOCATION AND PLEDGE

Councilmember Sorensen offered the invocation, and Councilmember Conover led the Pledge of
Allegiance.

APPROVAL OF THE MEETING'S AGENDA

COUNCILMEMBER CONOVER MOVED TO APPROVE THE MEETING'S AGENDA AS
WRITTEN. COUNCILMEMBER CREER SECONDED THE MOTION, AND ALL VOTED AYE.

MAYOR'S COMMENTS

Mayor Clyde welcomed the Council, staff and audience. He observed scouts in the audience and
asked the Scouts from Troop #920 and #1352 to stand and introduce themselves, and acknowledged two
students in attendance for school projects.

PUBLIC COMMENT

Mayor Clyde introduced the Public Comment section of the agenda. He asked if there were any
requests. There were no requests.

CONSENT AGENDA

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2. Approval of Minutes for the April 28, May 05, May 12, May 19, June 09, October 13, November
10 and December 08, 2015 Work/Study meetings.

40 COUNCILMEMBER SORENSEN MOVED TO APPROVE THE CONSENT AGENDA AS
WRITTEN. COUNCILMEMBER CHILD SECONDED THE MOTION. ALL PRESENT VOTED IN
42 FAVOR OF THE MOTION. THE MOTION PASSED UNANIMOUSLY.

44 **REGULAR AGENDA**

46 **3. Consideration of an Ordinance Amending the Official Zone Map from the R2- Single/Two-
Family Residential Zone to the RMF-1 Multi-Family Residential Zone for property located
at 316 East 950 South –Fred Aegerter, Community Development Director**

48 Director Aegerter reviewed with the Council a map detailing the area in question. He explained
the General Plan for medium density residential zoning and added some uses include twin homes or
50 fourplexes.

He noted the planning staff recommended approval of the amendment. The Planning
52 Commission reviewed the request to amend the zone map and voted four to one to deny the request to
rezone the property from R-2 to RMF-1.

54 Director Aegerter provided information regarding public comment from the Planning
Commission meeting and explained the applicant would like to rezone for a fourplex.

56 Mayor Clyde asked about a fourplex across the street from the property and if the zoning was
different at the time it was built. Director Aegerter responded he was not sure that it was different and
58 from what he could recall it has been an R-2 zone for decades.

Mayor Clyde reported he had two requests for public comment and asked that comments be
60 limited to three minutes. He recognized Mr. Ron Lowe.

Ron Lowe, a resident; Mr. Lowe stated he addressed this issue at the Planning Commission and
62 was against it in 2008. He stated he has talked with 24 people that will be affected and asked what zone
the existing fourplexes were in, because he has lived there for over 40 years. He expressed the area was
64 a field and now there is a fourplex and the City can't answer why they are there. He stated his concern is
with children playing in the street and the traffic. He commented there are seven cars on the road and
66 only four parking stalls per unit. Mr. Lowe explained he has gathered signatures from 24 individuals
against the zone change and requests it be left as is and not allow more traffic in the area. He expressed
68 it is a bad situation and hopes the Council will consider not giving approval. Mr. Lowe provided a copy
of signatures to the Mayor and City Recorder.

70 Mayor Clyde recognized Gordon Miner.

Gordon Miner, requester for zone change; Mr. Miner commented that nothing has happened with
72 the property since 2008; the marketability of the property is not good. He stated the economy has picked
up and the housing market is robust, but the property has not moved. He commented, with the zone as is,
74 the property is not marketable. He conveyed people should keep children out of the street and this
should not be the basis of the decision. He expressed all issues raised about one point of access have no
76 merit. Mr. Miner commented in regards to complaints by neighbors, they have been freed by the
property, the code requires onsite parking and there is plenty of room for parking. He affirmed City Staff
78 recommended the change and it complies with the General Plan. He stated if the City cannot rely on
staff and the General Plan, what can they rely on?

80 Councilmember Conover asked Mr. Miner the amount he is asking for the property. Mr. Miner
replied he has it under contract and the amount is confidential. He expressed the listing says \$80,000.

82 Mayor Clyde asked how long the property has been up for sale. Mr. Minor replied he didn't
know.

84 Councilmember Conover stated the property would be a good location for a single family residence. Mr. Minor replied the rule of real estate is location, location, location.

86 Mayor Clyde recalled at one time Mr. Minor requested a change in the flag lot and then decided against it. Mr. Minor replied because the staff would not recommend it, and continued “I’m getting flack for staff recommendation, why would I come in for the flag lot?” Mayor Clyde explained the Planning Commission does the study and they recommend we deny the request and thanked everyone for their comments.

90 Mayor Clyde asked the Council if there were any questions.

92 Councilmember Conover asked Director Aegerter why staff recommended the zone amendment. Director Aegerter replied in terms of the parcel it met the General Plan either way.

94 Councilmember Child expressed there are many ways to look at it and staff should look at the possibilities. The Council needs to be listening to the people and the people have spoken. He recommended leaving the property as is and the owner could put in a duplex or single family home.

96 Mayor Clyde questioned the relation of the property to the mobile home park and if there has been a request to extend mobile home park. He asked if the property currently meets the flag lot requirements. Director Aegerter replied it does not.

100 Councilmember Sorensen discussed options of flag lots and Director Aegerter replied the ordinance could be changed, flag lots only allow for one residence. Councilmember Sorensen commented there are other options for the use of the property rather than a zone change.

104 COUNCILMEMBER SORENSEN MOVED TO **DENY** ADOPTING **ORDINANCE #01-2016** AMENDING THE OFFICIAL ZONE MAP FROM THE R2 SINGLE/TWO-FAMILY RESIDENTIAL ZONE TO THE RMF-1 MULTI-FAMILY RESIDENTIAL ZONE, FOR THE PROPERTY LOCATED AT 316 EAST 950 SOUTH.

108 COUNCILMEMBER CHILD SECONDED THE MOTION. THE VOTE IS RECORDED AS FOLLOWS:

110	COUNCILMEMBER CHILD	AYE
	COUNCILMEMBER CONOVER	AYE
112	COUNCILMEMBER CREER	AYE
	COUNCILMEMBER MILLER	AYE
114	COUNCILMEMBER SORENSEN	AYE

THE MOTION PASSED UNANIMOUSLY.

116
118 **4. Consideration of the Spanish Fork/Springville Airport Ground Lease Agreement with Imsar Inc.** – Cris Child, Airport Manager and Bruce Riddle, Assistant City Administrator/Finance Director

120 Airport Manager Cris Child reported since talking to the Council at the last meeting they have taken a backhoe to the area over the old taxiway and found contaminated road base and with the engineers estimate it is not feasible to build a new taxiway in that area. Also, introducing aircraft in that area is not the safest option. The information was taken back to the Airport Board and another location on the south end was selected for Imsar to build.

124 Mr. Child stated they would ask Imsar to build a portion of the new taxiway and the Airport would request federal funds to reimburse each City for building a portion of the runway.

128 Mr. Child explained with the old plan the road needed to be rerouted; by putting Imsar at the
south end the road can be used as planned. He stated they have talked with Spanish Fork City and they
130 are willing to use an RDA to fund street improvements to Main Street. Administrator Fitzgerald
commented they will most likely use a CDA or EDA. Cris replied yes, it would be tax increment funds.

132 Mr. Child noted with the change in location it will allow curb and gutter to be installed from the
corner of 2050 North along the front of the proposed area. Councilmember Conover clarified Springville
will not be responsible for the improvements to the Spanish Fork property.

134 Mr. Child explained the Federal Funding to the Airport from the government. He noted there will
be two different grants; discretionary funding of approximately \$150,000 a year in an entitlement from
136 the FAA (Federal Aviation Administration) for improvements of the Airport. In turn the Airport would
ask both cities to jointly advance approximately \$460,000 possibly less to build a portion of the Airports
138 taxiway and Imsar would be responsible for their portion of the taxiway for approximately \$291,000.
The Airport would use the discretionary funding to repay the cities over the next couple of years.

140 Councilmember Conover asked what the Airport customarily does with the \$150,000 they
receive yearly. Mr. Child replied they have a five year plan to do improvements of the Airport. He
142 explained for 2016 they have a weather reporting station that is necessary for them to get an instrument
approach into the airport and they plan to complete this item. Mr. Child explained over the next three
144 years they had planned to refurbish the asphalt on the taxiway Alpha. He advised this could probably
wait three years.

146 Councilmember Conover commented this would be an interest free loan. Administrator
Fitzgerald explained it would be considered internal. Councilmember Conover asked why Imsar doesn't
148 front the money. A representative from Imsar replied in addition to the city expense, they will be
expending a great deal of their own funds. Administrator Fitzgerald commented the staff perspective is
150 the taxiway being built is for public benefit and other aircraft use. The hope is to get more development
at the airport. The Imsar representative stated the entire lease payments will be paid and felt the Airport
152 Board meeting was very productive.

154 Mayor Clyde asked how much property will be taken. Mr. Child explained the area is surrounded
by wetlands and has been consolidated to six acres, with the location of the building next to the
wetlands. Mr. Child noted they tried to accommodate the concerns of the Council and this proposal
156 made more sense.

158 Administrator Fitzgerald explained the valuation of the property is a full 10% separation of the
lease, effectively there has been an increase of the lease.

160 Mayor Clyde asked about the value of the lease and asked the value of the property. Mr. Child
gave examples of property in the area based on assessed value. He mentioned they considered having an
appraisal done but the FAA said it was reasonable.

162 Mayor Clyde asked why a 40 year lease. Mr. Child responded they are doing a 20 year option
however; the City has 40 years before an out. Mayor Clyde asked why Imsar needed 40 years. The
164 representative from Imsar stated the Owner is requesting the 40 year option for the expense they are
investing. Mr. Child noted General Atomics has a 40 year lease.

166 Councilmember Child reiterated this will be paid back in three years. Mr. Cris Child said this is
all subject to FAA approval and he does feel that it will be supported.

168

170

172 COUNCILMEMBER CONOVER MOVED TO **APPROVE** AUTHORIZING THE MAYOR
TO EXECUTE THE GROUND LEASE AGREEMENT WITH IMSAR, LLC. AND ONCE FINAL
174 REVISIONS TO THE AGREEMENT HAVE BEEN MADE BY CITY STAFF, THE CITY LEGAL
DEPARTMENT AND THE FAA.

176 COUNCILMEMBER SORENSEN SECONDED THE MOTION. ALL PRESENT VOTED IN
FAVOR OF THE MOTION. THE MOTION PASSED UNANIMOUSLY

178 5. **Discussion of a CM/GC for the Aquatic and Activities Center** – Troy Fitzgerald, City
Administrator and John Penrod, Assistant City Administrator/City Attorney

180
182 COUNCILMEMBER CHILD MOVED TO CONTINUE THE DISCUSSION OF A CM/GC
FOR THE AQUATIC AND ACTIVITIES CENTER.

184 COUNCILMEMBER CONOVER SECONDED THE MOTION. ALL PRESENT VOTED IN
FAVOR OF THE MOTION. THE MOTION PASSED UNANIMOUSLY

186 **MAYOR, COUNCIL AND ADMINISTRATIVE REPORTS**

Mayor Clyde asked for any further questions or reports.

188 Councilmember Conover asked for an update on the railroad crossing project. Director Stapley
replied he has met with Union Pacific Railroad (UPRR) and received a response today. Administrator
190 Fitzgerald provided the letter and information from Mr. Eric Chang with UPRR. Administrator
Fitzgerald commented they are making progress and UPRR is willing to sit down and discuss the
192 crossing. He noted it will not likely be completed in 2016 and confirmed City staff will meet with UPRR
in the next few weeks.

194 Director Stapley stated he understood Spanish Fork City received an order to close their
crossing.

196 Councilmember Conover asked staff to look into finishing the sidewalks at 800 East and 650
South between the two creek bridges.

198 Councilmember Conover spoke with Utah Commissioner Graves and stated the County is
willing to give the City \$2 million if Community Park is playable by 2016. He stated the County is not
200 willing to wait, also Provo may be interested.

202 Mayor Clyde asked Director Roylance to put together a proposal for the Community Park for the
next council meeting.

204 Councilmember Conover stated we are at a crossroads and funds will go somewhere else, we
need to find a way to use them. Mayor Clyde replied we need to see what we can build.

206 Mayor Clyde delivered the Council their assignments and asked if they wanted to make any
adjustments. After some discussion, Mayor Clyde stated he would reassess the assignments.

208 Mayor Clyde asked for a list of expiring board member terms and acknowledged some have been
serving more than four years. Administrator Fitzgerald asked if the process of the Council working with
staff to get approvals for boards was working. Mayor Clyde said yes and asked for the process to
210 continue.

212

214

CLOSED SESSION

216 6. *The Springville City Council may temporarily recess the regular meeting and convene in a*
218 *closed session to discuss pending or reasonably imminent litigation, and the purchase,*
exchange, or lease of real property, as provided by Utah Code Annotated §52-4-205

There was no closed session.

220

ADJOURNMENT

222 COUNCILMEMBER CONOVER MOVED TO ADJOURN THE CITY COUNCIL MEETING
AT 8:18 P.M. COUNCILMEMBER CREER SECONDED THE MOTION, AND ALL VOTED AYE.

224



STAFF REPORT

DATE: January 27, 2016

TO: Honorable Mayor and City Council

FROM: J. Fred Aegerter, Community Development Director

SUBJECT: FINAL PLAN APPROVAL FOR THE QUAIL VALLEY SUBDIVISION, PLATS A & B, LOCATED IN THE AREA OF 300 NORTH 1500 WEST IN THE R1-8 AND R1-10 SINGLE-FAMILY RESIDENTIAL AND WF-1 WESTFIELD OVERLAY ZONES.

RECOMMENDED MOTION

Move to grant final plan approval for the Quail Valley Subdivision, Plats A & B, located in the area of 300 North 1500 West, contingent upon addressing the following:

- a. Submitting a storm drain report;
- b. Continuation of discussion with the City and Springville Irrigation and Drainage Group in regards to the regional detention basin that will be dedicated to the City;
- c. Coordinate with the Building & Grounds Director for the final design and landscaping of the dedicated open space; and
- d. Resolve any outstanding redlined comments on plans submitted 12/29/2015 to the satisfaction of the City Engineer.

SUMMARY OF ISSUES/FOCUS OF ACTION

Does the proposed plat meet the requirements of Springville City Code, particularly the following sections?

11-4-4 Residential Development Regulations
11-5-4 Westfield Overlay Regulations
14-2-1 Application and Approval Process
14-5-1 through 14-5-4, Subdivision Requirements



CITY COUNCIL AGENDA
February 2, 2016

quail valley - final a & b

BACKGROUND

The proposed development is located at approximately 1300 West on Center Street and 300 North 1500 West. The parcels fall within the R1-10 and R1-8 Single-Family Zones within the Westfields Overlay Zone.

The Planning Commission recommended approval of the preliminary plan on November 24, 2015 with the City Council approving the preliminary plan on December 1, 2015. On January 26, 2016, the Planning Commission recommended final plan approval to the City Council.

DISCUSSION

The intent of the Westfields Overlay Zone is to help create attractive, diverse neighborhoods that include a wide variety of attached and detached quality housing. Densities in excess of the baseline density for the underlying zone may be considered for developments which comply with the density bonus program requirements up to a maximum of 40%. The Quail Valley development is seeking a 25.7% density bonus, which will allow for an additional 18 units above the allowed base density and the utilization of a mix of housing types.

Density Calculations

Area zoned R1-10 = 14.98 acres x 3 units (net base density) = 44.94 units
 Area zoned R1-8 = 7.08 acres x 3.8 units = 26.90 units
 Total baseline density = 71 units + 18 density bonus units = Total 89 units

Density Bonus Requirements

Developers requesting densities greater than the baseline density, must comply with two (2) or more of the bonus density requirements which are; at least one of the requirements of the “Parks, Open Space and Other Public Lands” and the “Building Materials” categories with a minimum participation of at least 3% in each category.

The following table shows the density bonus categories and percentages requested for the proposed development.

Density Bonus Category	Density Bonus Improvement	Bonus %
Parks and Open Space	A 0.7% density bonus for each 1% of land developed for a linear trail system within the development. The trail system shall become property of Springville City. Improvements shall include: grading improvements, 10-foot-wide hard-surfaced trail, benches every 1/8th mile and landscaping, including at least three trees per 100 linear feet. Other types of improvements may include trail heads. (1.19 acres = 5.39% x 0.7%)	3.7%
Building Materials	Option C - A density bonus of 15% shall be given where 50% of the gross facade elevation includes brick or stone with 50%	15%

Density Bonus Category	Density Bonus Improvement	Bonus %
	of the remainder in stucco, wood or fiber cement siding on detached single-family and attached two-family dwellings.	
Design Features Projecting Bays/or Dormer Windows	Projecting Bays at least two feet deep covering at least 15% of the front façade, based on materials and appropriateness of location or dormer windows.	2%
Window Accents	Window accents on all front façade windows, such as a window head (e.g., pediment or hooded) and a projecting sill (e.g., precast or brick) along with keystones, brick soldier coursing above the window, etc.	2%
Building Mix	Developments where over 50% of the multi-family dwellings are rowhouses.	3%
TOTAL DENSITY BONUS		25.7%

Housing Mix Requirements

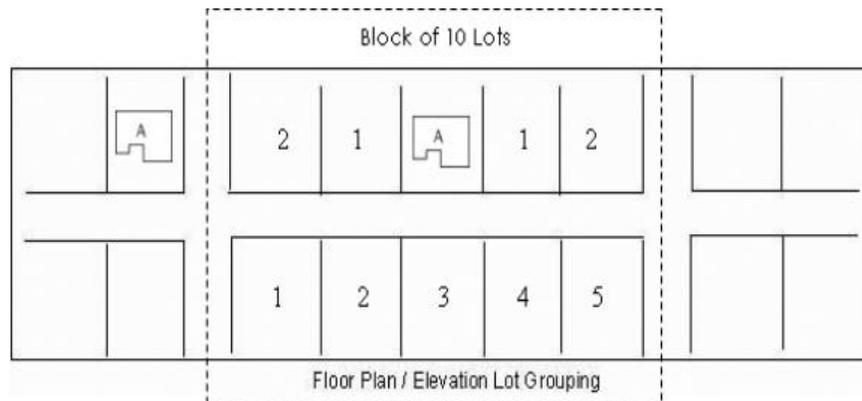
A range of housing densities and types is an objective of Springville City for the Westfields. In order to help insure this mix occurs, developers participating in the density bonus program will be required to meet the following requirements listed on the table below. The percentages shown in bold parentheses are the proposed housing mix for the Quail Valley development.

Zone	The % of land that must be developed at Base Zoning Designation	Additional % of land that must be developed as single-family detached dwellings	Maximum % of land that may be developed as duplexes or twin homes	Maximum % of land that may be developed under RMF-1 Development Standards	Maximum % of land that may be developed under RMF-2 Development Standards
R1-10	25% (27.7%)	45% (43.7%)	15%	30% (28.6%)	
R1-8	25% (25%)	45% (45%)	15% (15%)		30%

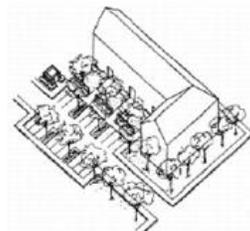
Minimum Performance Standards

Section 11-5-404 of Springville City Code lists the minimum performance standards that every development in the Westfields Overlay Zone must meet, in addition to any density bonus improvements.

- 1) The following are minimum standards for single-family detached dwellings, twin homes or duplexes developed in the Westfields:
 - a) The same elevation may not be used on the adjacent two (2) lots on either side of the subject property or the five (5) lots across the street from the subject property on any block length, as illustrated below.



- b) No garage shall occupy more than forty percent (40%) of the total building frontage. This measurement does not apply to garages facing on a carriage way, or set back at least twenty feet (20') from the front of the house or that are side loaded.
 - c) In any lot with street frontage of sixty feet (60') or less that includes a carriage way, all required parking shall be accessed from the carriage way. The required parking shall be set back a minimum of five feet (5') from the rear property line.
 - d) Front loaded garages on lots with street frontage of sixty feet (60') or less must be set back a minimum of twenty feet (20') from the required front setback of the house.
 - e) Single-family detached houses may have a roof pitch of no less than five to twelve (5:12).
 - f) All walls which face a public street must contain at least twenty-five percent (25%) of the wall space in windows or doors. However, on homes that have side-loaded garages, all walls which face a public street must contain at least twenty percent (20%) of the wall space in windows or doors.
 - g) Primary entrances shall face the public street and sidewalk.
 - h) Windows shall not be flush with exterior walls. They shall be recessed or treated with a trim.
 - i) Building materials shall be applied in consistent amounts on the front and side wall elevations of houses on interior lots and all wall elevations of the houses on corner lots. In no case shall the percentage of building materials vary greater than ten percent (10%) on those elevations where consistent amounts are required.
- 2) The following are minimum standards for any multiple-unit residential buildings and lots, either for rental or ownership, developed in the Westfields:
- a) Parking for all multi-family dwelling units shall be located behind the principal building and may be accessed from a carriage way or driveway.
 - b) Primary entries shall face a public street.



Locate parking areas along non-street facing elevations with primary entries facing public street.

- c) At least fifty percent (50%) of the block length shall have building facades within thirty feet (30') of the front property line.
- d) All front facades must include twenty-five percent (25%) of the wall space in windows or doors.
- e) The use of materials must be consistent on all sides of the building.
- f) Standards specific to large developments more than fifty (50) units.
 - I. Variation in building facades facing streets is encouraged to provide identity to buildings within multi-family projects. This may include a variety of building styles, massing, composition, and prominent architectural features, such as door and window openings, porches, and rooflines.
 - II. Building frontages greater than one hundred feet (100') shall include projections and recesses, balconies, arcades and other distinctive features to interrupt the length of any building facade facing a street.
- g) Windows shall not be flush with exterior walls. They shall be recessed or treated with a trim.

PLANNING COMMISSION CONSIDERATION

The Planning Commission considered the final plans on January 26, 2016 as part of the consent agenda, which was approved with no objections.

COMMISSION ACTION:

Commissioner Clyde moved to approve the consent agenda. Commissioner Baker seconded the motion. Approval was unanimous.

Commission Vote

<u>Commissioner</u>	<u>Yes</u>	<u>No</u>
Craig Huff	X	
Frank Young	X	
Genevieve Baker	X	
Joyce Nolte	Excused	
Michael Clay	X	
Brad Mertz	Excused	
Carl Clyde	X	

ALTERNATIVES

1. Approve the development as proposed.
2. Conditionally approve the proposal.
3. Deny approval of the proposal.

City Council
February 2, 2016
Page 6

Laura Thompson
City Planner

Attachments

cc: Andrade Christensen, Developer

QUAIL VALLEY PLAT "A" CONSTRUCTION PLANS

A PARCEL OF LAND LYING WITHIN THE NORTHWEST QUARTER OF SECTION 32,
TOWNSHIP 7 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,

SPRINGVILLE, UTAH

prepared for:
CHRISTENSEN BROTHERS

PHONE: (801) 787-6728

City is in process of discussing storm drainage and/or irrigation issues with Springville Irrigation and Drainage Group (SIDG). Additional comments will be forthcoming as we work to resolve these issues.

prepared by:
TRANE ENGINEERING

27 EAST MAIN STREET
LEHI, UT 84043
PHONE: (801) 768-4544

GENERAL NOTES:

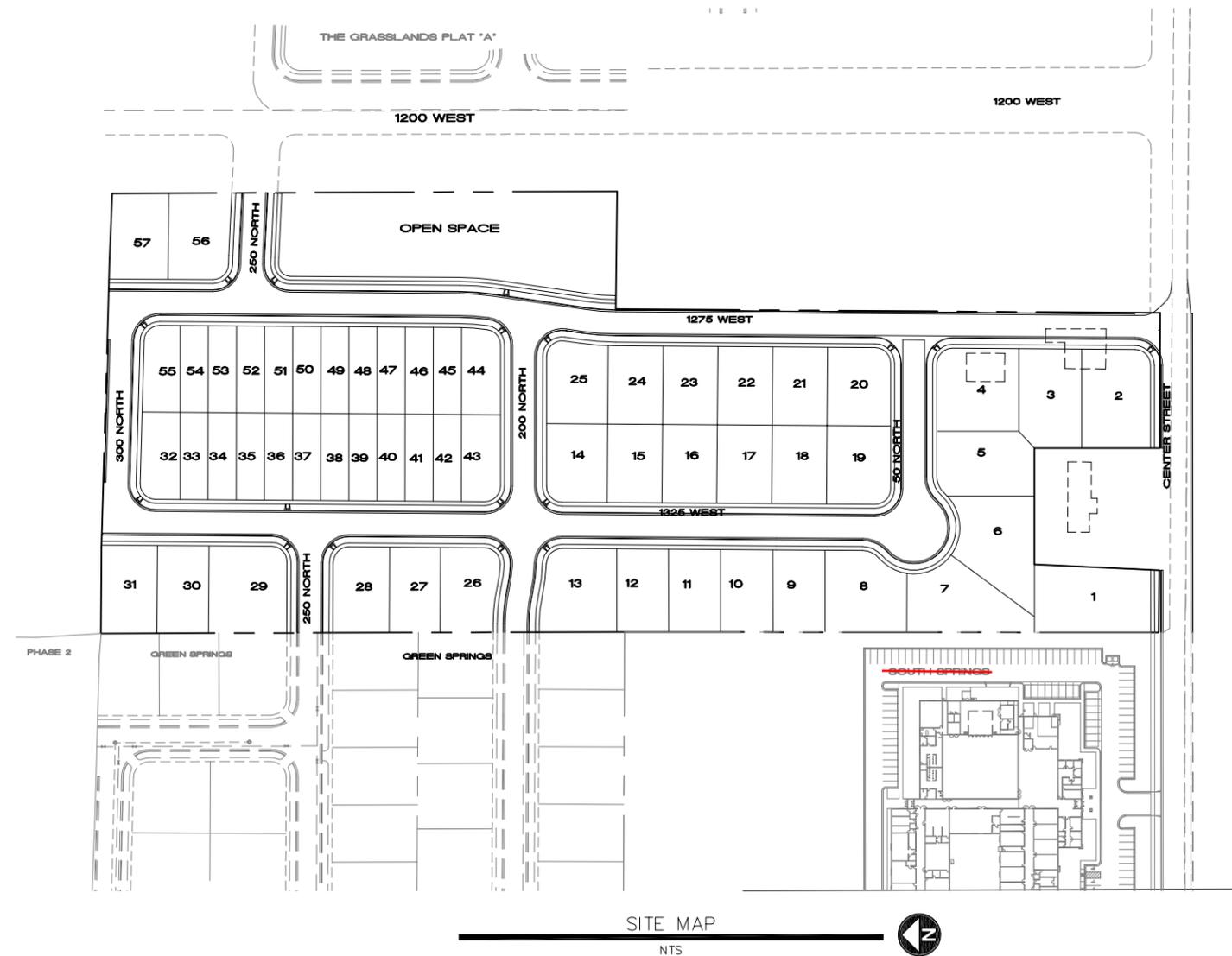
- 1) (1) COLOR, ELECTRONIC COPY OF AS-BUILT DRAWING, FORMATTED IN ACCORDANCE WITH THE LATEST EDITION OF SPRINGVILLE CITY STANDARD SPECIFICATIONS AND DRAWINGS, SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE PUBLIC IMPROVEMENTS; INCLUDING WATER, SEWER, STORM DRAIN AND POWER.
- 2) ALL CONSTRUCTION IS TO BE DONE AS PER THE LATEST EDITION OF SPRINGVILLE CITY STANDARD SPECIFICATIONS AND DRAWINGS.
- 3) ALL ADA ACCESSIBLE SIDEWALK RAMP WILL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF SPRINGVILLE CITY STANDARD SPECIFICATIONS AND DRAWINGS.
- 4) PRIOR TO CONSTRUCTION, A STORM WATER PREVENTION POLLUTION PLAN (SWPPP) WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
- 5) PRIOR TO COMMENCEMENT OF ANY WORK, A PRECONSTRUCTION MEETING WILL BE HELD WITH THE PUBLIC WORKS DIRECTOR, CHIEF BUILDING OFFICIAL, CITY INSPECTORS, THE CONTRACTOR AND ALL SUBCONTRACTORS AND THE PROPERTY OWNER.

UTILITIES AND SERVICES

NATURAL GAS QUESTAR GAS
ELECTRIC **Springville** ROCKY MOUNTAIN POWER
TELEPHONE CENTURYLINK COMMUNICATIONS
CABLE TELEVISION COMCAST

BASIS OF BEARING

THE LINE BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN WHICH BEARS: NORTH 00°12'31" WEST.



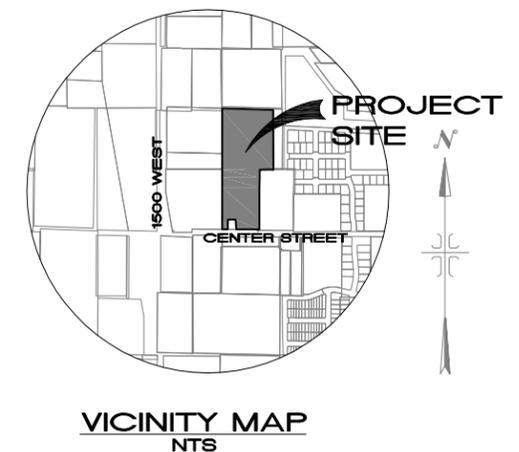
SHEET INDEX

SHEET NO.	SHEET NAME
1	COVER SHEET / INDEX SHEET
2	UTILITY PLAN
3	GRADING PLAN
4	1325 WEST PLAN & PROFILE
5	1325 WEST CONTINUE
6	1275 WEST PLAN & PROFILE
7	1275 WEST CONTINUE
8	300 NORTH PLAN & PROFILE
9	250 NORTH PLAN & PROFILE
10	200 NORTH PLAN & PROFILE
11	CENTER STREET IRRIGATION
12	LANDSCAPE PLAN

DENSITY

TOTAL ACREAGE =	14.42 ACRES
TOTAL UNITS PLAT "A" =	57
AREA IN LOTS =	8.79 ACRES
AREA ROAD DEDICATION =	4.48 ACRES
OPEN SPACE =	1.19 ACRES
DENSITY OF PLAT "A" =	3.95 UNITS/ACRE
ZONING =	R1-10

Plans must be stamped by a licensed professional engineer registered in the State of Utah.



2015-01-26 PC REVIEW

NO.	DATE	DESCRIPTION	BY	DESIGNED BY:	TGT
1				DRAWN BY:	TMT
2				CHECK BY:	TGT
3				DATE:	12/29/15
4				CGO FILE:	

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN STREET LEHI, UTAH 84043 (801) 768-4544

SPRINGVILLE,
UTAH

QUAIL VALLEY PLAT 'A'
A RESIDENTIAL SUBDIVISION

COVER SHEET/ INDEX SHEET

JOB
QV1
SHEET NO.
1



(24"x36")
SCALE: 1" = 50'
(11"x17")
SCALE: 1" = 100'

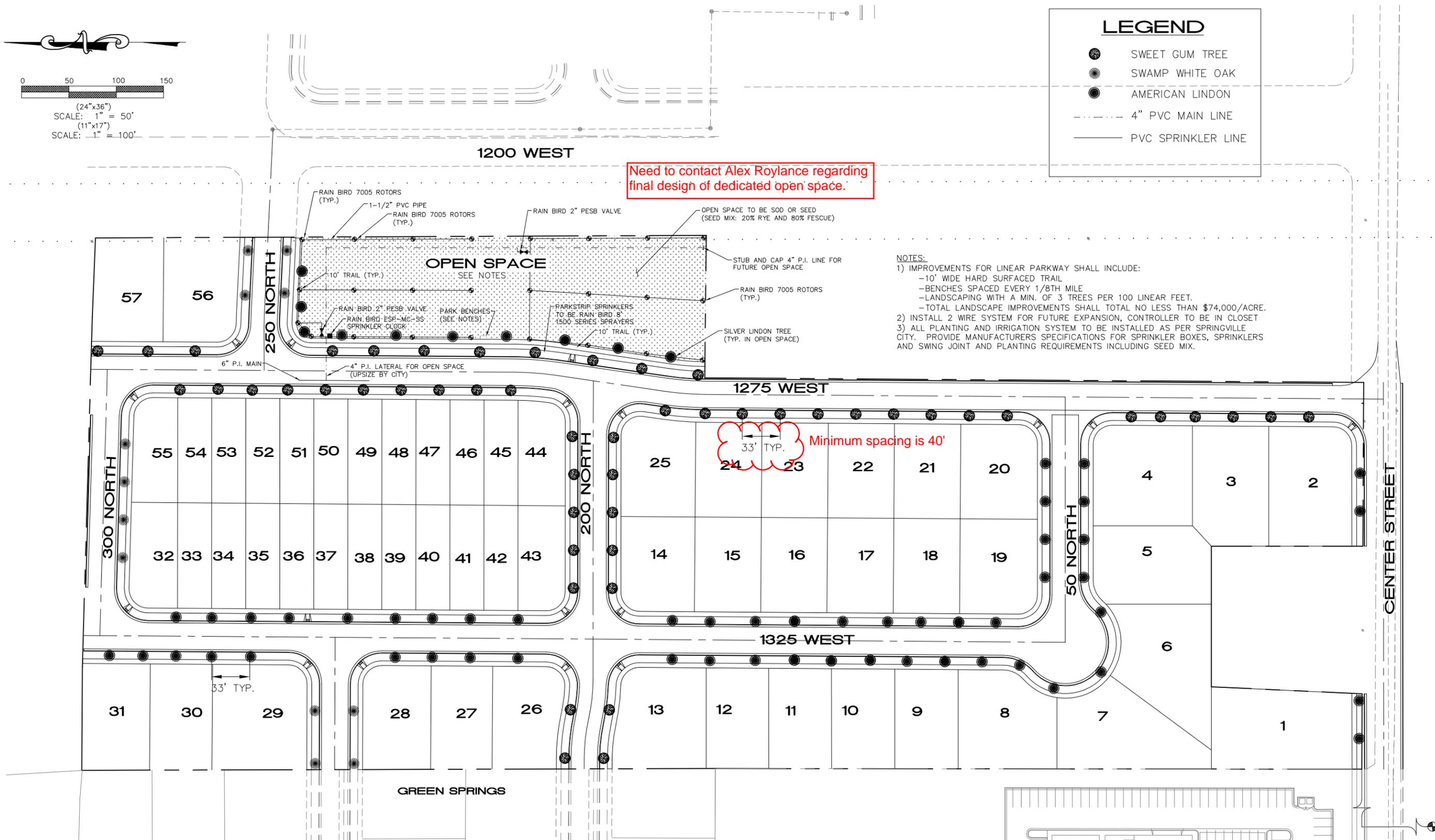
LEGEND

- SWEET GUM TREE
- SWAMP WHITE OAK
- AMERICAN LINDON
- 4" PVC MAIN LINE
- PVC SPRINKLER LINE

Need to contact Alex Roylance regarding final design of dedicated open space.

NOTES:

- 1) IMPROVEMENTS FOR LINEAR PARKWAY SHALL INCLUDE:
 - 10' WIDE HARD SURFACED TRAIL
 - BENCHES SPACED EVERY 1/8TH MILE
 - LANDSCAPING WITH A MIN. OF 3 TREES PER 100 LINEAR FEET.
 - TOTAL LANDSCAPE IMPROVEMENTS SHALL TOTAL NO LESS THAN \$74,000/ACRE.
- 2) INSTALL 2 WIRE SYSTEM FOR FUTURE EXPANSION, CONTROLLER TO BE IN CLOSET
- 3) ALL PLANTING AND IRRIGATION SYSTEM TO BE INSTALLED AS PER SPRINGVILLE CITY. PROVIDE MANUFACTURERS SPECIFICATIONS FOR SPRINKLER BOXES, SPRINKLERS AND SWING JOINT AND PLANTING REQUIREMENTS INCLUDING SEED MIX.



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			

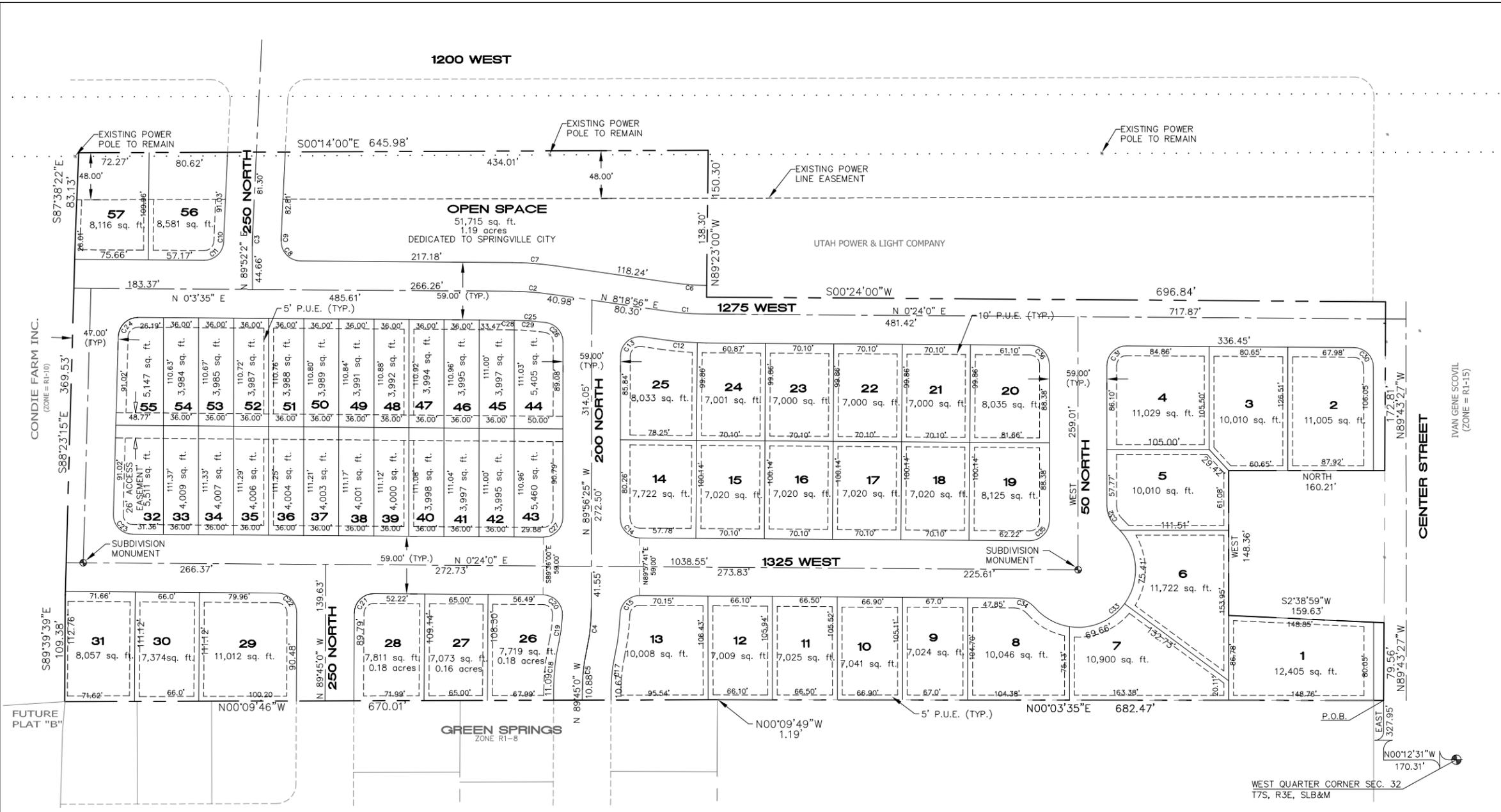
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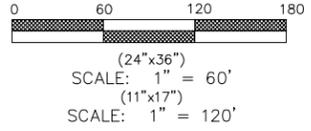
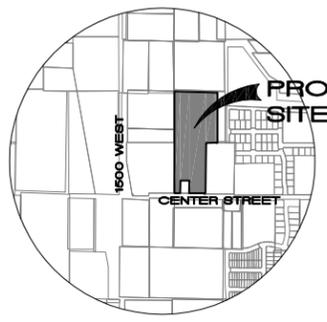
QUAIL VALLEY PLAT 'A'
A RESIDENTIAL SUBDIVISION

LANDSCAPE PLAN

JOB QV
SHEET NO. 12



CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	38.13	300.00	38.10	S 4°40'29" W	7°16'54"
C2	41.45	300.00	41.41	N 4°21'28" E	7°54'56"
C3	14.79	300.00	14.79	N 88°43'15" W	2°49'27"
C4	42.94	200.00	42.86	S 83°47'23" E	12°18'4"
C5	42.27	200.00	42.20	N 83°41'41" W	12°6'39"
C6	37.37	270.50	37.34	S 4°21'28" W	7°54'56"
C7	45.52	329.50	45.48	N 4°21'28" E	7°54'56"
C8	31.58	20.00	28.40	S 45°38'6" W	90°28'13"
C9	8.60	270.50	8.60	N 88°13'9" W	1°49'16"
C10	11.24	329.50	11.24	N 88°17'9" W	1°57'16"
C11	31.30	20.00	28.20	S 44°25'54" E	89°39'47"
C12	36.29	329.50	36.27	S 5°9'39" W	6°18'34"
C13	34.30	20.00	30.25	N 40°48'45" W	98°15'21"
C14	31.30	20.00	28.20	S 45°13'47" W	89°39'35"
C15	30.87	20.00	27.90	N 43°49'25" W	88°26'49"
C16	41.69	229.50	41.63	S 82°50'35" E	10°24'28"
C17	36.04	170.50	35.97	N 83°41'41" W	12°6'39"
C18	48.51	229.50	48.42	N 83°41'41" W	12°6'39"
C19	27.93	170.50	27.90	S 82°19'55" E	9°23'8"
C20	32.31	20.00	28.91	N 46°41'15" E	92°34'31"
C21	31.47	20.00	28.32	N 44°40'30" W	90°9'0"
C22	31.36	20.00	28.25	N 45°19'30" E	89°51'0"
C23	31.84	20.00	28.58	S 46°0'22" W	91°12'45"
C24	30.99	20.00	27.98	N 43°59'38" W	88°47'15"
C25	35.37	270.50	35.35	N 4°8'46" E	7°29'31"
C26	28.68	20.00	26.29	N 48°58'33" E	82°10'4"
C27	31.53	20.00	28.37	S 44°46'13" E	90°20'25"
C28	2.53	270.50	2.53	N 0°40'5" E	0°32'10"
C29	32.84	270.50	32.82	N 4°24'50" E	6°57'22"



- GENERAL NOTES:**
- 26 FOOT DRIVEWAY EASEMENT TO TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION FOR LOTS 32-55
 - DETENTION AREA IS LOCATED IN THE CITY MASTER PLANNED DETENTION AREA LOCATED WITHIN PLAT "B".
 - REFER TO CITY CODE TITLE 11 FOR SETBACK REQUIREMENTS.
 - THIS AREA HAS HISTORICALLY HAD HIGH GROUND WATER WHICH DOES NOT ALLOW FOR BASEMENTS.
 - NO TREES OR SHRUBS IN SPRINGVILLE IRRIGATION AND DRAINAGE COMPANY EASEMENTS.
 - ALL STREETS DEDICATED TO SPRINGVILLE CITY FOR PUBLIC USE.

QUESTAR GAS COMPANY
 Questar approves this plat solely for the purpose of confirming that the plat contains public utility easements. Questar may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Questar's right-of-way department

Approved this _____ day of _____, 20____ Questar Gas Company
 By: _____ Title: _____

OWNER/DEVELOPER
 CHRISTENSEN BROTHERS
 (801) 787-6728

LAND USE	
TOTAL ACREAGE:	14.42 acres
LOT AREA:	8.79 acres
ZONING:	R1-10
ROAD DEDICATION:	4.48 acres
OPEN SPACE:	1.19 acres
UNITS:	57
UNITS/ACRE:	3.95

Plat has not been checked for closure at this stage of review process.

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20____

 CITY ATTORNEY

SURVEYOR'S CERTIFICATE
 I, TRAVIS TRANE DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152741 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION
 Commencing at a point which is North 00°12'31" West 170.31 feet along the section line and East 3327.95 feet from the West quarter corner of Section 32, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence North 00°03'35" East 682.47 feet; thence North 00°09'49" West 1.19 feet; thence North 00°09'46" West 670.01 feet along the East line of Green Springs subdivision to a fence post; thence along a wire fence line the following 3 courses South 89°39'39" East 109.38 feet; thence South 88°23'15" East 369.53 feet; thence South 87°38'22" East 83.13 feet; thence leaving said fence line South 00°14'00" East 645.98 feet along the East line of Warranty Deed Entry# 171436:1978; thence North 89°23'00" West 150.30 feet; thence South 00°24'00" West 696.84 feet; thence North 89°43'27" West 172.81 feet; thence North 160.21 feet; thence West 148.36 feet; thence South 02°38'59" West 159.63 feet; thence North 89°43'27" West 79.56 feet to the point of beginning.

Parcel contains 14.42 acres more or less
 Basis of Bearing = The line between the Brass Cap marking the West Quarter Corner set in 1956 and the Brass Cap marking the Northwest corner set in 2002 of Section 32, Township 7 South, Range 3 East, Salt Lake Base and Meridian which bears North 00°12'31" West.

DATE _____ SURVEYOR (See Seal Below)
OWNER'S DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.
 IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____

ACKNOWLEDGEMENT
 STATE OF UTAH)
) S.S.
 COUNTY OF UTAH)
 ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.
 MY COMMISSION EXPIRES _____ NOTARY PUBLIC (See Seal Below)

ACCEPTANCE BY LEGISLATIVE BODY
 THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____

APPROVED _____ ENGINEER (See Seal Below) ATTEST _____ CLERK-RECORDER (See Seal Below)

PLANNING COMMISSION APPROVAL
 APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE _____ PLANNING COMMISSION
 _____ DIRECTOR-SECRETARY _____ CHAIRMAN, PLANNING COMMISSION

PLAT "A"

QUAIL VALLEY

A RESIDENTIAL SUBDIVISION

SPRINGVILLE UTAH COUNTY, UTAH
 SCALE: 1" = 60 FEET

SURVEYOR SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDED SEAL
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QUAIL VALLEY PLAT "B" CONSTRUCTION PLANS

A PARCEL OF LAND LYING WITHIN THE NORTHWEST QUARTER OF SECTION 32,
TOWNSHIP 7 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,

SPRINGVILLE, UTAH

prepared for:
CHRISTENSEN BROTHERS

PHONE: (801) 787-6728

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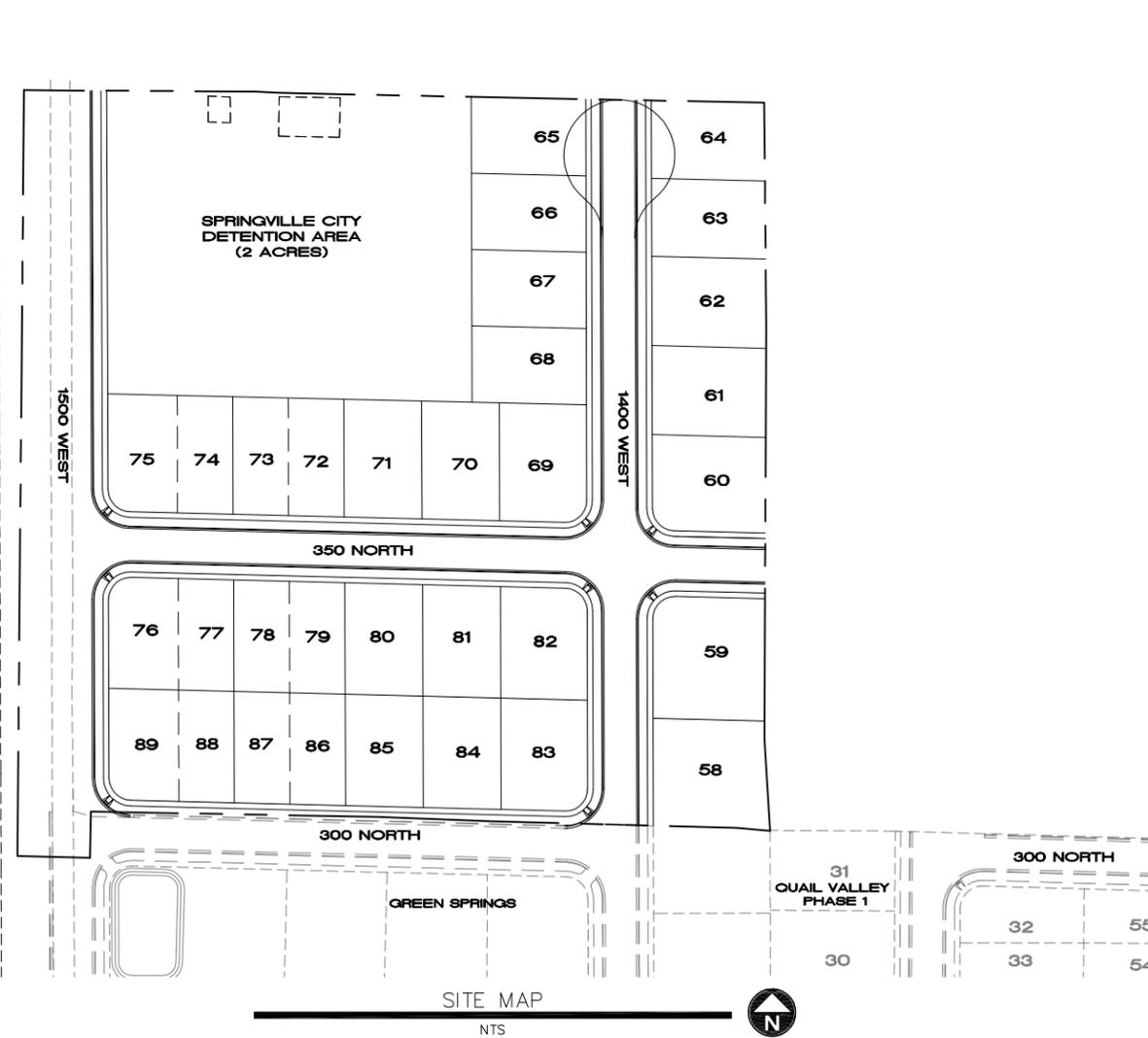
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UTILITIES AND SERVICES

NATURAL GAS	QUESTAR GAS
ELECTRIC	Springville ROCKY MOUNTAIN POWER
TELEPHONE	CENTURYLINK COMMUNICATIONS
CABLE TELEVISION	COMCAST

BASIS OF BEARING

THE LINE BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN WHICH BEARS: NORTH 00°12'31" WEST.



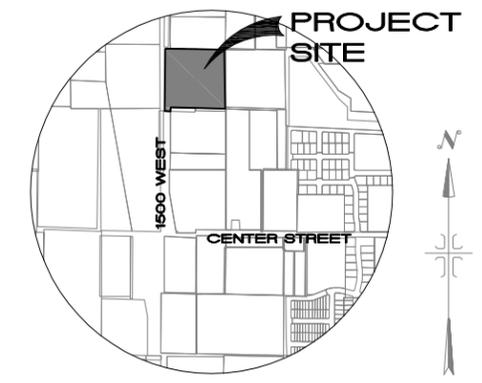
SHEET INDEX

SHEET NO.	SHEET NAME
1	COVER SHEET / INDEX SHEET
2	UTILITY PLAN
3	GRADING PLAN
4	350 NORTH PLAN & PROFILE
5	1400 WEST PLAN & PROFILE
6	DETAILS
7	LANDSCAPE PLAN

DENSITY

TOTAL ACREAGE =	10.05 ACRES
TOTAL UNITS PLAT "B" =	32
AREA IN LOTS =	5.04 ACRES
AREA ROAD DEDICATION =	2.95 ACRES
OPEN SPACE =	2.06 ACRES
DENSITY OF PLAT "B" =	3.18 UNITS/ACRE
ZONING =	R1-8

Plans must be stamped by a licensed professional engineer registered in the State of Utah.

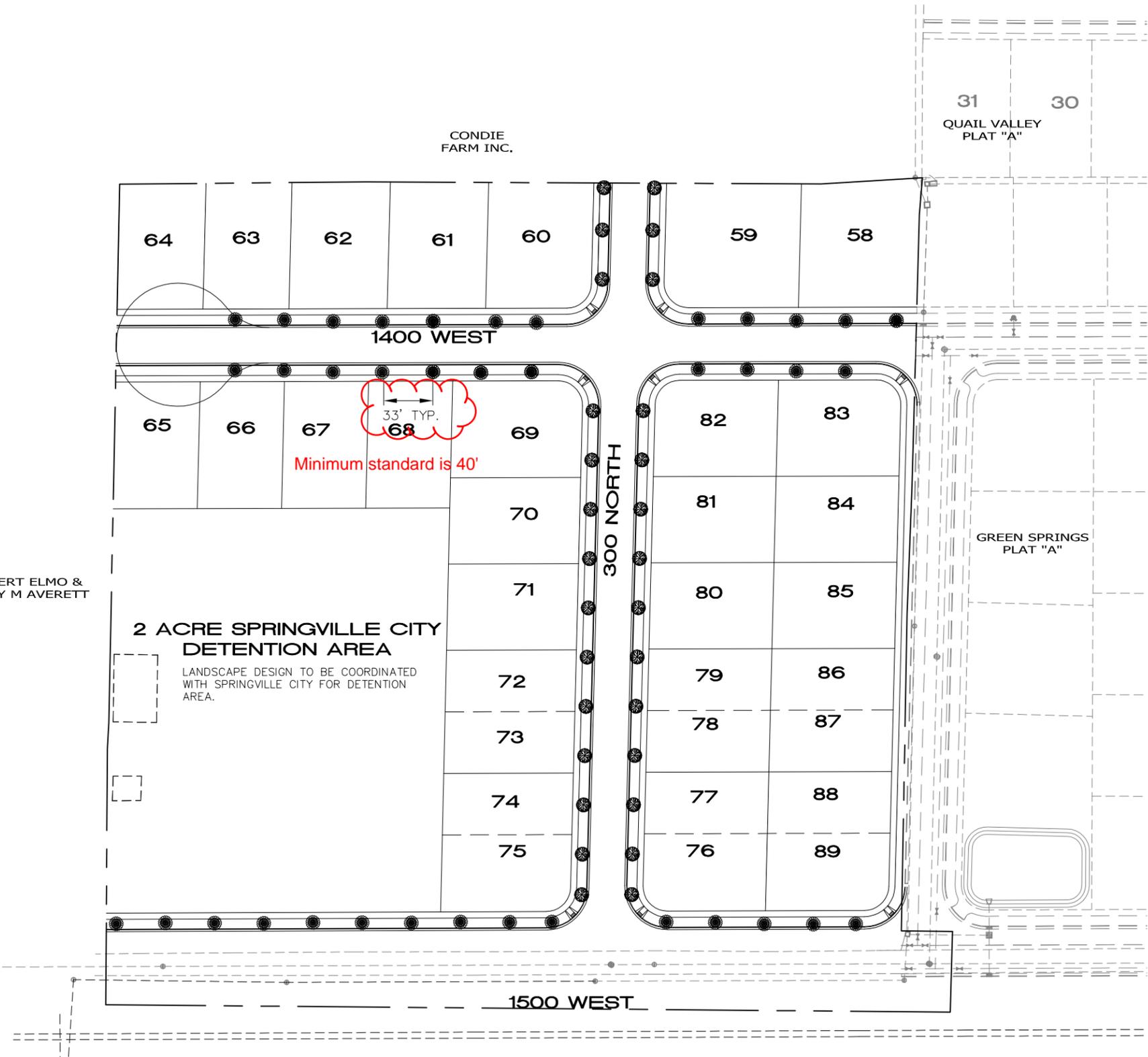


VICINITY MAP
NTS

2016-01-26 PC REVIEW

<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="4">REVISIONS</th> </tr> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td></td> <td></td> </tr> <tr> <td>2</td> <td></td> <td></td> <td></td> </tr> <tr> <td>3</td> <td></td> <td></td> <td></td> </tr> <tr> <td>4</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	REVISIONS				NO.	DATE	DESCRIPTION	BY	1				2				3				4				<p>TRANE ENGINEERING, P.C. CONSULTING ENGINEERS AND LAND SURVEYORS 27 EAST MAIN STREET LEHI, UTAH 84043 (801) 768-4544</p>	<p>SPRINGVILLE, UTAH</p>	<p>QUAIL VALLEY PLAT 'B' A RESIDENTIAL SUBDIVISION</p>	<p>COVER SHEET/ INDEX SHEET</p>	<p>JOB QV1 SHEET NO. 1</p>
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ROBERT ELMO &
PATSY M AVERETT

**2 ACRE SPRINGVILLE CITY
DETENTION AREA**

LANDSCAPE DESIGN TO BE COORDINATED
WITH SPRINGVILLE CITY FOR DETENTION
AREA.

LEGEND

- SWEET GUM TREE
- SWAMP WHITE OAK
- AMERICAN LINDON



(24"x36")
SCALE: 1" = 50'
(11"x17")
SCALE: 1" = 100'

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			

J:\Christensen Bros\Springville\dwg\PHASE1 Landscape.dwg

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

SPRINGVILLE,
UTAH

QUAIL VALLEY PLAT 'B'
A RESIDENTIAL SUBDIVISION

LANDSCAPE PLAN

JOB
QV
SHEET NO.
7



STAFF REPORT

DATE: January 29, 2016

TO: Honorable Mayor and City Council

FROM: Shawn Barker Water Superintendent

**SUBJECT: PRESSURIZED IRRIGATION METER AND METER BOX
INSTALLATION**

RECOMMENDED MOTION:

Award the Pressurized irrigation meter and meter box installation project to the lowest responsible bidder Johnston and Phillips in the amount of \$ 219,995.00 and authorize the Director of Public Works to issue a Notice to Proceed for the project

Summary of issues/ focus of action

It is the desire of Springville city to account for irrigation water used in the pressurized irrigation system. It is necessary to install meter assemblies and meters in order to account for water used and to bill customers fairly. Pressurized Irrigation infrastructure was installed several years ago; however the infrastructure did not include meter assemblies requiring the need for installation now.

SCOPE OF WORK

Removal of approximately 1,100 existing PI service boxes, appurtenances and fittings, and the installation of new PI service boxes, meter setters, appurtenances and owner-provided meters. Where determined suitable for re-use by the City, the existing service box and valving shall be salvaged and reinstalled. Restoration to pre-construction conditions of all surface improvements (including landscaping, fencing, concrete work, etc.) disturbed during the removal and installation work shall be included as part of the work. Work shall include furnishing all necessary materials, equipment, facilities, services and appurtenances thereto needed for the complete construction of the project. NOTE: PI meters shall be provided by the City but shall be installed by the Contractor

Bid summary

England Construction \$226,573.75 (No Bid items submitted)

Johnston & Phillips \$219,995.00

Huskie'z Landscaping \$371,746.00

Terry R Brotherson Exc. \$377,695.62

Condie Construction \$413,065.00

KK&L \$453,285.00

S&L Inc. \$ 761,710.00

ALTERNATIVES

Staff recommends awarding the contract to Johnston & Phillips in order to account for water used.

Alternative: Not do project and not be able to account for customer usage- Not recommended

FISCAL IMPACT

This project is funded in the current 2015- 2016 Budget GL # 51-6190-101 PI Meter Assembly & Installation.

Shawn Barker
Water Superintendent

Attachments

cc:



STAFF REPORT

DATE: February 2, 2016

TO: Honorable Mayor and City Council

FROM: Springville Electric Department

**SUBJECT: GRANTING POWER LINE EASEMENT TO SUVPS FOR THE
RELOCATION AND CONSTRUCTION OF JOINT POWER LINE**

RECOMMENDED MOTION

Present a Motion to approve the granting of a Power Line Easement to Southern Utah Valley Power Systems (SUVPS) for the relocation of an existing 46KV power transmission line along with joint construction on the same poles by Spanish Fork City Power.

GOALS, OBJECTIVES AND STRATEGIES AT ISSUE

To maintain the N-1 service level of power reliability for Springville City through the prudent placement of SUVPS 46KV transmission lines that complete loop circuit design for redundant uninterrupted delivery of power.

DISCUSSION

The current SUVPS 46KV transmission line runs on the south side parallel to 1600 South from the Union Pacific railroad crossing at 1600 W. to and across the I-15 corridor. The line then turns and runs south into a connecting substation in Spanish Fork known as the Whitehead Substation.

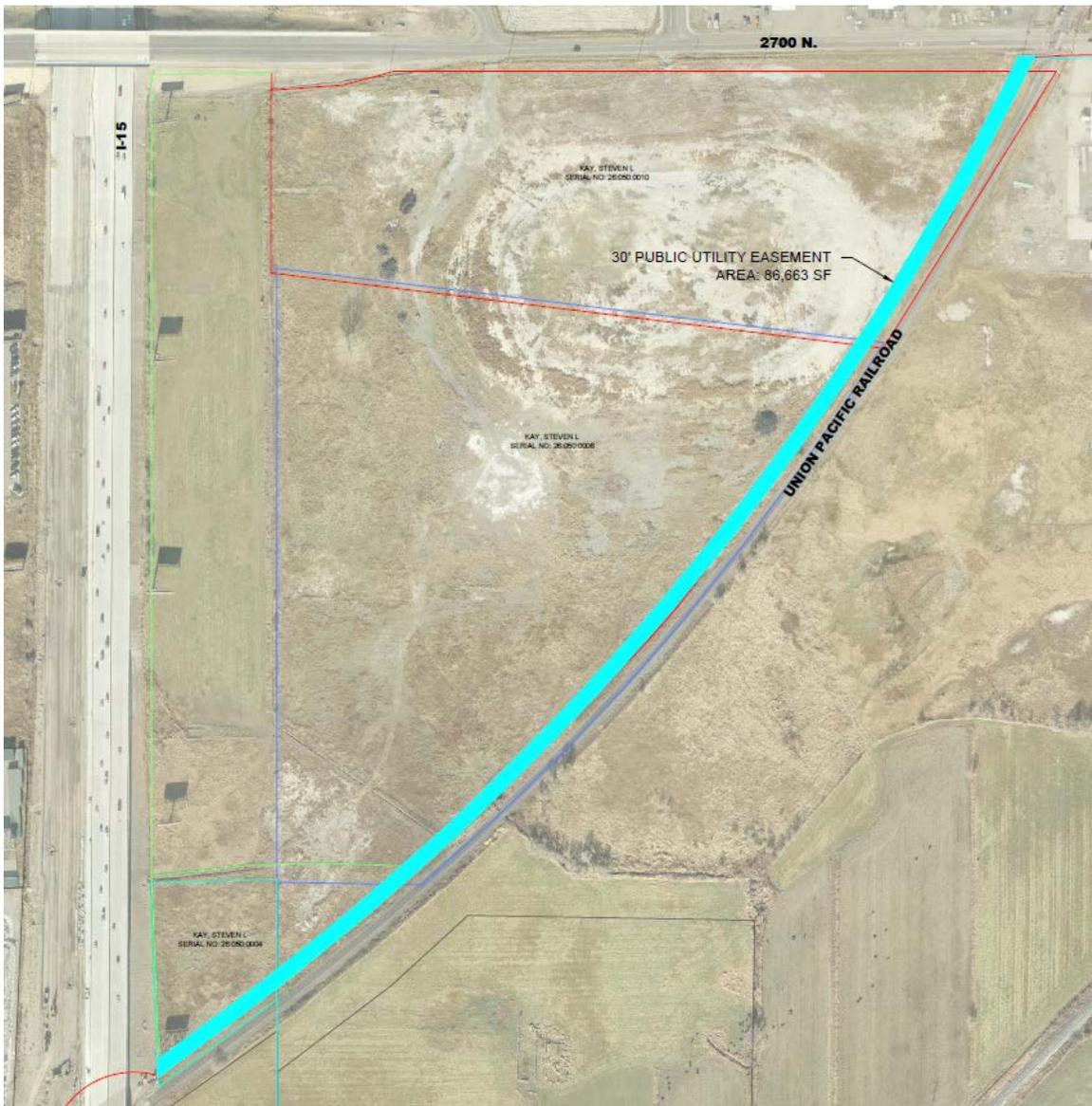


This area has future plans by UDOT to construct a new freeway interchange at which time the power line and pole structures would most likely have to be relocated and upgraded.

There is also a need of Spanish Fork City Power to construct a new 46KV transmission line out of the Dry Creek Substation over to the same connecting substation to meet the increasing

capacity requirements of their load on their internal 46KV loop system connecting all of the City Distribution substations.

Through joint planning and collaboration SUVPS will work with Spanish Fork City Power to jointly construct the two 46KV circuits in the Power Line Easement being requested. This easement is on the east side of the old Suntana Raceway property that has recently been acquired by Springville City. The 30 foot wide easement will be adjacent to the Union Pacific railroad tracks starting at 1600 S. and running south to the southern boundary of the City property.



There will be a total of 6 pole structures that will be placed in the easement along the UP railroad tracks. As shown below starting with pole #6 at the 1600 W. RR crossing, to pole #12.



Spanish Fork City will be installing the pole structures and coordinating with SUVPS for the relocating of the existing power line to the new structures. All of the cost of the poles and installation will be covered by the Spanish Fork project budget. SUVPS will install larger conductor on the new poles to meet the capacity growth in the SUVPS 46KV system. There will be no interruption of service to either the SUVPS system or the Spanish Fork Power system.

ALTERNATIVES

The opportunity to move the line at this time should be considered a good benefit for all the members of SUVPS. By not allowing the easement SUVPS could be responsible for costs associated with the relocation or upgrade of the power line when the interchange is constructed at the freeway.

FISCAL IMPACT

There is no cost to Springville City Power for the granting of this easement.

Attachments:

Public Utility Easement document

Leon Fredrickson
Director

When recorded, return to:
SPANISH FORK CITY
40 SOUTH MAIN
SPANISH FORK UT 84660

POWER LINE EASEMENT

The Grantors, SPRINGVILLE CITY, a municipal corporation of the State of Utah, hereby GRANTS AND CONVEYS to SOUTHERN UTAH VALLEY POWER SYSTEMS, Grantee, for the sum of TEN DOLLARS and other good and valuable consideration, the following:

A Power Line Easement, in perpetuity for installation, maintenance, repair, and replacement of power poles, power lines, and all necessary appurtenant parts thereof and the right to reasonable access to grantor's land for the above described purposes. The Easement shall run with the Real Property and shall be binding upon the Grantor and the Grantors successors, heirs and assigns. Said easement is described as follows:

SEE ATTACHED EXHIBIT "A"

Grantee, or its successors, heirs and assigns, shall repair and replace all grass, flowers, shrubs, trees, fences, sprinkler systems, parking areas, walkways, asphalt, concrete, and any other improvements located on the easement property or adjacent property of grantor that may be damaged in the prosecution of any work Grantee, its agents, servants, employees, or contractors, and shall otherwise restore the surface condition to the same or substantially the same condition that it was in prior to such work by Grantee and leave the easement and adjacent property of Grantor in a clean condition that is free of litter and debris.

In the event that the Grantor is required for any reason to remove or relocate the power line and all associated infrastructure constructed by the Grantee that is located within the easement area, Grantee shall be responsible for any and all costs that might be associated or required in removing and relocating the power line and all associated infrastructure and if required, this easement shall terminate.

EXHIBIT "A"

BEGINNING AT A FENCE CORNER LOCATED S88°59'31"W ALONG THE SECTION LINE 1025.26 FEET AND NORTH 5.48 FEET FROM THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S26°10'50"W 63.25 FEET ALONG A WIRE FIELD FENCE THE FOLLOWING (37) COURSES; THENCE S27°14'59"W 64.08 FEET; THENCE S27°36'12"W 69.14 FEET; THENCE S27°59'35" 85.13 FEET; THENCE S26°23'40"W 17.72 FEET; THENCE S30°28'12"W 102.83 FEET; THENCE S30°44'54"W 114.85 FEET; THENCE S31°26'35"W 32.00 FEET; THENCE S30°46'10"W 56.06 FEET; THENCE S31°46'19"W 59.78 FEET; THENCE S34°05'52"W 120.39 FEET; THENCE S34°37'31"W 83.92 FEET; THENCE S35°08'23"W 119.38 FEET; THENCE S36°30'21"W 64.31 FEET; THENCE S36°56'41"W 90.70 FEET; THENCE S37°43'34"W 43.15 FEET; THENCE S38°19'43"W 48.14 FEET; THENCE S38°59'24"W 55.65 FEET; THENCE S39°41'35"W 130.39 FEET; THENCE S40°47'30"W 48.66 FEET; THENCE S41°14'30"W 113.07 FEET; THENCE S42°36'12"W 70.49 FEET; THENCE S43°05'32"W 72.88 FEET; THENCE S43°50'33"W 73.03 FEET; THENCE S44°33'35"W 83.47 FEET; THENCE S45°37'35"W 93.71 FEET; THENCE S44°46'57"W 40.97 FEET; THENCE S45°20'27"W 36.48 FEET; THENCE S46°22'15"W 36.06 FEET; THENCE S48°29'49"W 133.95 FEET; THENCE S48°42'57"W 101.08 FEET; THENCE S50°14'33"W 107.29 FEET; THENCE S50°59'19"W 107.59 FEET; THENCE S51°51'21"W 67.89 FEET; THENCE S52°37'36"W 106.36 FEET; THENCE S53°17'05"W 120.06 FEET; THENCE S53°13'53"W 77.70 FEET; THENCE N39°43'01"W 1.99 FEET; THENCE N02°06'39"W ALONG A CHAIN LINK FENCE 34.12 FEET; THENCE N53°17'05"E 178.31 FEET; THENCE N52°37'36"E 105.99 FEET; THENCE N51°51'21"E 67.46 FEET; THENCE N50°59'19"E 107.17 FEET; THENCE N50°14'33"E 106.70 FEET; THENCE N48°42'57"E 100.63 FEET; THENCE N48°29'49"E 133.34 FEET; THENCE N46°22'15"E 35.24 FEET; THENCE 45°20'27"E 36.06 FEET; THENCE N44°46'57"E 41.04 FEET; THENCE N45°37'35"E 93.65 FEET; THENCE N44°33'35"E 83.01 FEET; THENCE N43°50'33"E 72.64 FEET; THENCE N43°05'32"E 72.55 FEET; THENCE N42°36'12"E 70.01 FEET; THENCE N41°14'30"E 112.60 FEET; THENCE N40°47'30"E 48.25 FEET; THENCE N39°41'35"E 129.92 FEET; THENCE N38°59'24"E 55.29 FEET; THENCE N38°19'43"E 47.81 FEET; THENCE N37°43'34"E 42.79 FEET; THENCE N36°56'41"E 90.38 FEET; THENCE N36°30'21"E 63.84 FEET; THENCE N35°08'23"E 118.89 FEET; THENCE N34°37'31"E 83.65 FEET; THENCE N34°05'52"E 119.64 FEET; THENCE N31°46'19"E 58.91 FEET; THENCE N30°46'10"E 55.97 FEET; THENCE N31°26'35"E 31.99 FEET; THENCE N30°44'54"E 114.60 FEET; THENCE N30°28'12"E 101.69 FEET; THENCE N26°23'40"E 17.07 FEET; THENCE N27°59'35"E 85.44 FEET; THENCE N27°36'12"E 68.94 FEET; THENCE N27°14'59"E 63.70 FEET; THENCE N26°10'50"E 47.80 FEET; THENCE N89°20'53"E 33.62 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1.99 ACRES

IN WITNESS WHEREOF, Grantor's have set their hands this _____ day of _____, 2016

SPRINGVILLE CITY By:

WILFORD W. CLYDE, Mayor

ATTEST:

KIM RAYBURN, City Recorder

STATE OF UTAH)
 : SS.
COUNTY OF UTAH)

On the _____ day of _____, 2016 personally appeared before me, WILFORD W. CLYDE, personally known to me to be the MAYOR of SPRINGVILLE CITY, a Municipal Corporation, who duly acknowledged to me that he signed the foregoing instrument as the MAYOR of SPRINGVILLE CITY, and on oath stated that he was authorized to execute said instrument on behalf of said CORPORATION and that said CORPORATION executed the same.

NOTARY PUBLIC



SPANISH FORK CITY
 ENGINEERING & SURVEYING
 40 SOUTH MAIN STREET
 SPANISH FORK, UTAH 84660
 (801) 804-4550



DRY CREEK SUBSTATION EASEMENT

DRAWN:	JLR	REVISION	BY	DATE
DESIGN:	LCS			
CHECK:	LCS			
DATE:	4/15/2013			

1"=300'

DRAWING #: 1



STAFF REPORT

DATE: Wednesday, January 27, 2016

TO: The Honorable Mayor and City Council

FROM: John Penrod, City Attorney

SUBJECT: CONSIDERATION OF ENTERING INTO AN INTERLOCAL AGREEMENT WITH MAPLETON CITY TO ALLOW A MAPLETON RESIDENT TO CONTINUE TO SEWER INTO SPRINGVILLE'S SEWER SYSTEM.

RECOMMENDATION

Motion to approve entering into an interlocal agreement with Mapleton City to allow the house located at 1939 West 800 North, Mapleton, Utah to continue to sewer into Springville's sewer system.

BACKGROUND:

In 2001, Springville and Mapleton City agreed to allow Richard Daybell to connect his property at 1939 West 800 North, Mapleton, Utah, into Springville City's sewer system until such time that Mapleton's sewer system would become available for the property to sewer into. Mr. Daybell then sold his property to the Williamsens. The Williamsens paid a sewer connection fee to Springville City and connected into the Springville's sewer system.

In or around 2007, a new Mapleton sewer main was installed to the Williamsens' property. However, the new Mapleton sewer main was installed a couple of feet too high for the Williamsens to achieve gravity flow into the Mapleton sewer system. In order for the Williamsens to connect into the Mapleton sewer system, they would have to install a lift station for their property.

According to a 2007 letter from Bob Bradshaw, Mapleton's City Administrator at the time, Springville and Mapleton agreed to continue to allow the Williamsens' property to continue to sewer into Springville's sewer system.

The Williamsens are currently considering selling their home and have asked that the cities formally agree to allow their property to continue to sewer into Springville's sewer system. Springville's ordinances require that the cities enter into an interlocal agreement to formalize the approval of the sewer connection into Springville. The attached proposed interlocal agreement is

CITY COUNCIL AGENDA

to formalize the sewer connection approval. The following are some of the provisions in the agreement:

1. Sewer Connection. As long as the Williamsens continue to maintain a single family dwelling on their property and/or do not significantly increase their sewage output, the Williamsens' property may continue to sewer into Springville's sewer system.
2. Sewer Lateral. Springville shall not be responsible for the Williamsens' sewer lateral.
3. Sewer Fees. Springville City shall continue to collect sewer utility fees from the Williamsens. Upon demand from Springville, Mapleton will provide Springville with water usage amounts to calculate the sewer fees.
4. Term. The agreement shall last for 50 years, unless terminated sooner. Either party may terminate the agreement by providing the other party with a 60 day written notice.

Springville City's public works director and sewer superintendent are in favor of allowing the Williamsens to continue to sewer into Springville's sewer system. Mapleton City is planning to consider the proposed agreement in its February 3rd City Council meeting.

ALTERNATIVES:

Not approve the agreement and require the Williamsens to sewer into Mapleton.

FISCAL IMPACT:

Springville will continue to collect a sewer fee from the Williamsens.

Attachments: Proposed Interlocal Agreement

INTERLOCAL AGREEMENT

This Interlocal Agreement is entered into as of this ____ day of _____, 2016, by and between Mapleton City, a municipality of the State of Utah (“Mapleton”), and Springville City, a municipality of the State of Utah (the “Springville”), located at 110 South Main, City, Utah 84663.

RECITALS

- A. In 2001, Springville and Mapleton authorized allowing the property owner at 1939 West 800 North, Mapleton, Utah (the “Property”) to connect a single family dwelling sewer lateral into Springville’s sewer system until such time that a sewer main was available for the Property to connect into Mapleton’s sewer system.
- B. Shortly after receiving the authorization from both cities, the property owner paid a connection fee to Springville and connected the sewer for the Property into Springville’s sewer system.
- C. In or about 2007, a Mapleton sewer main was installed to the location of the Property.
- D. When the owner of the Property tried to connect the Property’s sewer lateral to the new Mapleton sewer main, the sewer main was a couple of feet too high to achieve gravity flow into the Mapleton sewer system, and as such, Mapleton and Springville again permitted the property owner to continue to sewer into Springville’s sewer system.
- F. The property owner has recently requested Mapleton and Springville to formalize allowing the Property to sewer into Springville’s sewer system. In order to formalize the authorization to allow the Property to continue to sewer in Springville’s sewer system, Section 4-14-605 of Springville’s City Code requires Mapleton and Springville to enter into an interlocal agreement.
- C. Mapleton and Springville acting pursuant to Section 11-8-1 and Sections 11-13-101, *et seq.*, of the Utah Code Annotated elect to approve this Interlocal Agreement for the purpose of Springville providing sewer services, as authorized by statute, to the Property.

NOW, THEREFORE, in consideration of the mutual covenants, conditions and terms as more fully set forth below, Mapleton and the Springville agree to the following:

1. **Improvements**

This is a formal agreement between Mapleton and Springville to allow for the sewer line connection from the Property into Springville’s sewer system as described in the above recitals (the “Sewer Connection”). The Sewer Connection shall remain connected at the

same place that it is currently connected and meet all of Springville's rules, laws, regulations, standards and specifications, unless otherwise directed or approved by Springville. The Sewer Connection is only authorized for the current single family dwelling that is currently located on the Property. If the use on the Property changes or the sewage from the single family dwelling significantly increases, Springville shall have the right to terminate this Agreement and the Sewer Connection.

2. **Ownership**

The owner of the Property shall retain ownership of the sewer lateral that connects the Property into Springville's sewer main (the "Sewer Lateral") and shall remain solely responsible for all necessary maintenance, repairs and replacements of the Sewer Lateral. By entering into this agreement, neither party is taking responsibility for the Sewer Lateral.

3. **Sewer Utility Fees**

Springville City shall continue to collect sewer fees directly from the owner of the Property. When requested, Mapleton agrees to provide Springville with water usage amounts for the Property to allow Springville to charge the owner of the Property the proper amount of sewer utility fees.

4. **Notices**

Any notice which is required or which may be given pursuant to this Agreement is sufficient if in writing and sent to a party by certified or registered mail, postage prepaid, addressed as shown below:

Mapleton:

Mayor
Mapleton City
125 West Community Center Way
Mapleton, Utah 84664

Springville:

Mayor
Springville City
110 South Main Street
Springville, Utah 84663

A party may change the address for notice to it by giving a notice pursuant to this paragraph.

5. **Laws**

Mapleton may be responsible to fulfill, and agrees to abide by, all federal, state and local laws as a result of entering into this Agreement.

6. **Entire Agreement**

This Agreement contains the entire agreement with respect to the subject matter hereof and integrates all prior conversations, discussions or understandings of whatever kind or nature and may only be modified by a subsequent writing duly executed by the parties hereto.

7. **Attorney Fees**

If this Agreement or any of the exhibits hereto are breached, the party at fault agrees to pay the attorney fees and all costs of enforcement of the non-breaching party.

8. **Severability**

Should any portion or paragraph of this Agreement be declared invalid or unenforceable, the remaining portions or paragraphs of the Agreement shall remain valid and enforceable.

9. **Modification**

Modification of this Agreement shall only be effective if agreed upon, in writing, and approved by the Springville Council and the Mapleton.

10. **Approval**

This Agreement is only effective once it has been presented to and approved by a majority vote of the Springville City Council and the Mapleton City Council, respectively, and once it has been reviewed and approved as to form by the respective city attorneys.

11. **No Interlocal Entity**

This Agreement does not create an interlocal entity.

12. **Duration**

This Agreement shall be for a period of 50 years or for as long as Springville provides sewer collection and treatment services to the Property, whichever is longer. Either party may terminate this Agreement at any time by providing the other party with a sixty (60) day written notice of termination.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized officers.

SPRINGVILLE CITY

By: _____
Springville Mayor

Attest:

By: _____
Springville City Recorder

(Springville City Seal)

APPROVED AS TO FORM

By _____
Springville City Attorney

MAPLETON CITY

Attest:

By: _____
Brian Wall, Mayor

MAPLETON CITY RECORDER

APPROVED AS TO FORM

By: _____
Mapleton City Attorney